

ECONOMIC DEVELOPMENT COMMITTEE MINUTES

March 25, 2015

The North Ogden Economic Development Committee (EDC) met on March 25, 2015 at 6:00 p.m. in the Council Chambers of the Municipal Building, 505 East 2600 North, North Ogden City, UT 84414. Notice of time, place and agenda of the meeting was posted on the bulletin board at the municipal office and posted to the Utah State Website on March 23, 2015.

Present:

Joan Brown	Resident
Jim Urry	Council Member
Shawn Maynard	Business Owner
Jenice Jones	Business Owner
Mike Carter	Resident

Staff:

Brent Taylor	Mayor
Stacie Cain	Deputy City Recorder
Kelby Bosshardt	Better Cities

Excused:

Lynn Satterthwaite	Council Member
Kirk Chugg	Resident
Lisa Dahl	Resident
Christian George	Resident
Brandon Toyn	Branch Manager, Zion's
David Gordon	Business Owner/Resident

Visitors:

Debbie Hepworth

Mayor Taylor called the meeting to order at 6:01 p.m. Mike Carter offered the invocation and led the audience in the Pledge of Allegiance.

CONSENT AGENDA

1. CONSIDERATION TO APPROVE THE FEBRUARY 11, 2015 ECONOMIC DEVELOPMENT COMMITTEE MEETING MINUTES

Shawn Maynard moved to approve the consent agenda. Joan Brown seconded the motion; all voted in favor.

AGENDA

1. PUBLIC COMMENTS

Mike Carter stated the General Plan Steering Committee (GPSC) open house meetings held recently were well organized and very informative.

2. UPDATE ON DOWNTOWN PLAN & GENERAL PLAN PROCESS

Mayor Taylor provided the group with a general update regarding the development of a downtown plan and revision to the City's General Plan, with a focus on efforts at getting the public involved in the process. He noted 700 residents have responded to surveys to date, which is a great response. He reviewed a map to orient the group to the location of the downtown area that would be subject to a downtown plan, noting areas have been designated for mid-box commercial uses, mixed-use developments, and open space. Better Cities is working on redevelopment projects that would address older developments within the downtown plan area, but there are many options and opportunities as no definitive decisions have been made.

Joan Brown inquired as to what will likely happen to the old Smith's building. Mayor Taylor reported the Smith's building has not been sold and Smith's has actually communicated to the City that they may consider demolishing the building to create space for additional parking for their new store. Ms. Brown expressed her concern that the old building is still vacant though the developer committed to the Planning Commission that it would be occupied within four months of the opening of the new store. Mayor Taylor stated they are still working to address the issue.

3. UPDATE ON ECONOMIC DEVELOPMENT PROJECTS

Kelby Bosshardt, Better Cities, provided the group with an update regarding pending economic development projects within the City, noting many negotiations are still confidential and he cannot disclose the details to the group. He noted Better Cities is working on redevelopment of the old Smith's site, redevelopment of the old Public Works Facility site, and the southern commercial node between 1700 North and 2100 North on Washington Boulevard.

Mayor Taylor provided the group with a status report regarding the development of a senior assisted living center and community behind the old Country Boy Dairy property. There will be

one large building on the site with several smaller independent living cottages surrounding it. He also reviewed the proposal from the GPSC for the development of the remainder of the property surrounding the assisted living community as well as the commercial (Dairy) property fronting Washington Boulevard. There has been a recent focus on mixed-use development in that area and it would be necessary to create a mixed-use zone to facilitate such a development. Discussion relative to property values in the southern node ensued.

Discussion then shifted to redevelopment of the old North Ogden Plaza, with a focus on whether all property owners must agree to a redevelopment plan in order for it to proceed. Mr. Bosshardt stated it would be ideal to redevelop the entire property at one time, but it is not absolutely necessary. Mayor Taylor added a balance of different types of development is needed in the community, including high density housing development; such development will support new or redeveloped commercial properties and there are developers that are interested in proceeding with such projects in the near future. He asked that the members of the committee send any comments they may have about mixed-use zoning or high density residential to him for future consideration.

4. DISCUSSION ON BEAUTIFICATION OF WASHINGTON BLVD./2700 NORTH COMMERCIAL AREAS

Mayor Taylor then facilitated a discussion regarding beautification efforts in the City, with a focus on adding elements to beautify commercial areas along Washington Boulevard. He noted Redevelopment Agency (RDA) monies may be available to fund such beautification efforts. He stated he will go back to the RDA board and ask for money within the 2015-2016 annual budget to pay for things included in the list below:

- a. flower beds
- b. flower pots
- c. street lights
- d. benches
- e. garden bed medians
- f. welcome signs
- g. demolition of abandoned houses/structures
- h. weed control

Shawn Maynard used the aid of a PowerPoint presentation to review photographs of some beautification elements used in other cities. He stated he likes the idea of uniform benches, garbage cans, and flower planters throughout the City. The group had a general discussion about optional beautification elements that would be suitable for use in the City, ultimately concluding to support requests for funding for benches, street lights, demolition of abandoned houses/structures, welcome signs, weed control (citing property owners for lack of weed control), and either flower planters or pots. Mayor Taylor stated he will work to get pricing for some of the beautification options and discuss them with the RDA board during the upcoming budget preparation process.

5. **PUBLIC COMMENTS**

There were no public comments.

6. **ECONOMIC DEVELOPMENT COMMITTEE/STAFF COMMENTS**

Mr. Bosshardt reported that Better Cities is transitioning out of North Ogden in the near future; they will wrap up the projects that are currently under way before concluding the scope of work defined in their contract.

Mayor Taylor proposed a report regarding the Weber County Library project at the North Branch Library, noting there are three different options currently being considered by the Library Board and City Administration.

The group discussed the schedule of upcoming meetings, concluding to have their next meeting on April 22 at 6:00 p.m.

7. **ADJOURNMENT**

Jenice Jones made a motion to adjourn the meeting. Mike Carter seconded the motion; all voted in favor.

The meeting adjourned at 7:58 p.m.

EDC Chairman

EDC Secretary

Date Approved

North Ogden City

Beautification & Branding Ideas





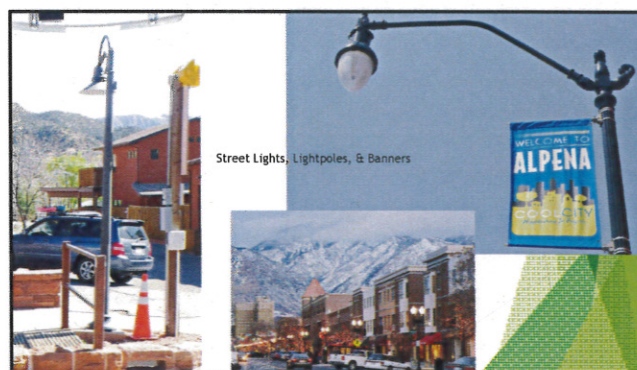
Benches



Covered Benches



Branded Trash Containers



Street Lights, Lightpoles, & Banners



Banners hung properly will last.
Improperly hung, they can't last.